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Focus in :

- Infant & ChildCare
- Kindergarten
- Student Care
- Tuition & Enrichment
- Franchise
- Linguistics / Others
- Sub Lease (Premises / Classrooms)
- Premise Only



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Dear Valued Clients,

Below is the list of learning centres which are available for assignment, sale & lease.

Please feel free to give me a ring for a non-obligatory discussion or viewing.

Looking forward to your support!

Thank you.

Infant & Childcare							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (S\$)	SCC Maint. (S\$)	Takeover Fees (S\$)	Status
CC84	Ang Mo Kio	HDB Shophouse 2 Adjacent units Approx. 3000 Sqft	For Rent - Premises Only Existing Childcare Setting. Max. Capacity: 48 Children. Fully Compliance. Immediate. Fresh Lease.	14,000	Nil		TAKEN Viewing Preference: Mon - Sun: Flexible (1 Day Advance Notice)
CC83	Sembawang Road	Single Storey Bungalow. Land Approx. 8469 Sqft Built In Approx. 2124 Sqft	For Rent - Premises Only. Located in Mixed Estate of Landed, Condo and HDB. Current Configuration: 4 Classrooms + Office + Kitchen Area + Multi - Purpose Area +	8000	Nil		TAKEN Viewing Preference:

			Activity Area and Spacious Outdoor Area. Capacity (Old): 43 Children. Prominent and Easy Access. New Lease. Immediate. Subject to Relevant Authorities Approval and Relicensing.				Flexible (2 Day Advance Notice)
CC79	Redhill / Bukit Merah	B1 Approx. 3000 Sqft	For Takeover - Premises Only Newly & Practically Renovated. Fully Equipped. Capacity: 40. Good Frontage. Easy Access. Safe Dropp off. Lease expire: Nov 2018. Potential to Increase Capacity. Available: 1/11/17.	15,500	Nil	40K Neg.	 Viewing Preference: Mon to Fri: >7.30pm. Sat: >2pm & Sun: Flexible (1 Day Advance Notice)
CC76 (A)	Thomson / Pemimpin Vicinity	Landed. 2 Storey. Land: 3621 Sqft	For Takeover - Premise Only Approved Childcare Site. 5 Classrooms + Kitchen + Activities + Music & Movement Area + Reception + Garden. Max Capacity: 55 Lease expire: Dec 2019	7,500	Nil	108K Neg	 Viewing Preference: :Flexible (1 Day Advance Notice)
CC77	Bukit Timah	Ground Level @ Residential Building. Area: Approx: 2,024 Sqft. Pte Landlord	Premise Only Approved for Childcare / Kindergarten & Student Care. 4 Classrooms + Reception + Office + Pantry + Lavatories Enclaved in Mid to High End Estate. Conveniently Located. Easy Access. Next to Shopping Mall. Fresh Lease. Immediate.	7,000	Nil		 Viewing Preference: :Flexible (1 Day Advance Notice)
CC64	Pasir Ris	HDB Commercial Building (Pte Landlord) Area: Approx. 3,938 Sqft	For Takeover - Premise + Business Rare!! New Renovation. High Ceiling. Great Potential. Winthin Amenties Yet Exclusive. Approved Capacity: 42 Childcare & 7 Infants. Bright & Condisive. Current Base: 12 +7. Fresh Lease. Immediate.	16,540	2,233	195K Neg	 Viewing Preference: Mon to Fri: > 7.30pm Sat: .2pm & Sun: Flexible (1 Day Advance Notice)
CC82	Nordcom @ Gambas	B1 Light Clean Industry Building	For Rent - Premises Only	Min. \$3 psf	Nil	Nil	

	(Between Woodlands & Sembawang)	Approx. 10,097 Sqft	Invitation to Operate Infant / Childcare Care Services. 2 units of 3 storey terrace. Common play group at the back of the units. Estimate TOP Jan 2018. Great Potential. Stone Throw Away to HDB Estate. (Subject to Relevant Authorities Approval)				Viewing Preference: Call for arrangement
CC75	Central (Queenway / Tiong Bahru) District 3	Commercial Building. Approx. 6,400Sqft	For Takeover - Premise + Business + Franchise (Optional) Well Established Brand with more than 20 Outlets in local. Fully Operational. Capacity: 95 with about 60% filled. Profitable. Lease expire: Oct 2019. Immediate.	21,500	Nil	580K Neg	SOLD Viewing Preference: Sat: >2pm. Sun: Flexible (1 Day Advance Notice)
CC72	Pasir Ris	Public "Exclusive" Building. Approx. 3,300Sqft	For Takeover - Premise + Business + (Optional) Franchise Well Established Brand. Fully Operational. Full Capacity: 60 Children. Current Base: 51 A1 Upkeeping. Profitable. Lease expire: Dec 2018	19,000	Nil	350K Neg	SOLD Viewing Preference: Sat: >2pm. Sun: Flexible (1 Day Advance Notice)
CC73	Sembawang Road	Landed. Single Storey Bungalow. Land: 8469 / BI: 2124 Sqft	For Takeover - Premise + Business Approved Childcare Site. 4 Classrooms + Kitchen + Activities + Movement Area + Office + Garden. Max Capacity: 43 with Children Base of almost Half Filled. Lease expire: Mar 2018	7,500	Nil	348K Neg	WITHDRAWN Viewing Preference: Sat: >2pm. Sun: Flexible (1 Day Advance Notice)
CC67	Yishun	B1 Light Clean	For Rent - Premise Only	2.2 psf Neg	Nil	Nil	

		Industry Building. Approx. 2700 Sqft	Potential Sites for Childcare / Kindergarten Trade. (Subject to Relevant Authorities Approval) Bare Units. Good Facing. Ground Level. Immediate.				 Viewing Preference: Mon - Sun: Flexible (1 Day Advance Notice)
CC59	Macpherson Vicinity	B1 Light Clean Industry Building (2 Level) Approx. 3400 Sqft ***** Approx. 5350 Sqft	Premise For lease Invitation to Operate Infant Care Services in Approved Childcare Premises. Immediate. Fresh Lease. ***** Premise + Business For Takeover. Fully Operational. Max Capacity: 77 Children with Children Base of almost One Third Filled. Lease Expire: Sep 2019.	2.80 psf Neg. ***** 12K	Nil	No Takeover Fees ***** \$328K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
CC76	Upper Thomson Road	Landed. 2 Storey Semi Detached. Land: 3423 BI: 3200 Sqft	For Takeover - Premise Only Approved Childcare Site. 3 Classrooms + Kitchen + Activities + Music & Movement Area + Reception + Garden. Max Capacity: 62 New Lease (\$7,400/-) ----- ** Property for Sale @ ** S\$4 Million. Tenure: 999 Years	7,875	Nil	88K Neg	 Viewing Preference: Sat: >2pm. Sun: Flexible (1 Day Advance Notice)

CC48	Woodlands	Commercial Building. Approx. 5978 Sqft	For Takeover - Premise Only . Rarely Available!!! Newly and Fully Set Up Childcare Centre. Extensively Renovated. Capacity 97. Fresh Lease. Immediate.	18K	Nil	50K Neg	 Viewing Preference: Mon - Fri > 7pm. Sat & Sun: Flexible (1 Day Advance Notice)
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Kindergarten / Pre School

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
KG30	North Buona Vista Vicinity	Commercial Building (Shopping Mall) 4,419 Sqft	For Rent - Premises Only Existing Kindergarten Setting. Max. Capacity : 100 Children Per Session. Full Compliance. Immediate. Fresh Lease. Subject to Relevant Authorities Approval.& Relicensing.	22,095 Neg (\$5 psf)	Nil		 Viewing Preference: On or after 16/10/17 - To be Confirmed. (1 Day Advance Notice)
KG30	Bukit Timah	Ground Level @ Residential Building. Area: Approx: 2,400 Sqft. Pte Landlord	Premise Only Approved for Childcare / Kindergarten & Student Care. 4 Classrooms + Reception + Office + Pantry + Lavatories Enclaved in Mid to High End Estate. Conveniently Located. Easy Access. Next to Shopping Mall. Fresh Lease. Immediate.	7,000	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
PS1	Hougang / Kovan (Kovan MRT Station)	Mixed Residential & Commercial Building. Approx. 1,000 Sqft	Premise + Business For Takeover. Well Renovated. A1 Up Keeping. FSSB Cleared. MOE Registered. Pre School (Daily Programs) & Enrichment. with Children Base of 28. Good Frontage. Enclaved in Densely	6,000	Nil	\$48K Neg.	

			Populated Mixed Estate (HDB/Landed & Condo) . Lease Expire: June 2018. Immediate. Near MRT / Eateries / Mall.				Viewing Preference: Mon to Fri: After 3.30pm Sat & Sun: Flexible: (1 Day Advance Notice)
KG27	Bukit Timah	Ground Level @ Residential Building. Area: Approx: 2,500 Sqft. Pte Landlord	Premise + Business Profitable!! Turnkey Business. Fully Operational. Capacity: 61 Per Session.Current Base 23. Growth Potential. Conveniently Located. Easy Access. Next to Shopping Mall. Tenancy Expire: April 2021.	7000	Nil	30K Neg	 Viewing Preference: Mon to Fri: After 4pm and Sat / Sun: Flexible (1 Day Advance Notice)

Student Care							
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (S\$)	SCC Maint. (S\$)	Takeover Fees (S\$)	Status
SC54	Jurong East	HDB Shophouses : Approx: 800 Sqft . (Pte Landlord)	Provide Student Care Services with Student Base of 15 in Afternoon Session. 3 Classrooms + Reception +Kitchen. Enclaved in Densely Populated Estate. Conveniently Located. Easy Access. Fresh Lease. Immediate.	2,500	Nil	18K Neg	 Viewing Preference: Mon - Fri: 9am to 10am Sat & Sun: Flexible (1 Day Advance Notice)
SC55	Bedok North	HDB Shophouses : Approx: 1400 Sqft . (Pte Landlord)	Near Primary School. Good Frontage. Prominent. Provide	5,400	Nil	25K Neg	 Viewing Preference:

			Student Care Services with 25 Students. 2 Classrooms + Reception + Pantry. Surrounded by HDB Blocked. Conveniently Located. Easy Access. Lease Expire Oct 2018. Immediate. Have Existing Sub Tenant to defray Operating Cost.				Mon - Fri: 9am to 11am Sat & Sun: Flexible (1 Day Advance Notice)
SC53	Bukit Timah	Ground Level @ Residential Building. Area: Approx. 2400 Sqft. Pte Landlord	Premise Only Approved for Childcare / Kindergarten & Student Care. 4 Classrooms + Reception + Office + Pantry + Lavatories Enclaved in Mid to High End Estate. Conveniently Located. Easy Access. Next to Shopping Mall. Fresh Lease. Immediate.	7,000	Nil		TAKEN Viewing Preference: Flexible (1 Day Advance Notice)
SC52	Yishun	HDB Shophouses. Approx. 780 Sqft	Fitted with 3 Classrooms and toilet with reception. Student Care Base of 57 and Tuition Students 60 with Teachers Lease expiring 2018 renewable. Profitable Business Enclaved in densely populated matured HDB	1,900	Nil	View to Offer	SOLD Viewing Preference: Mon to Sat: 12 pm to 1 pm (1 Day Advance Notice)
SC48	Upper Thomson Road (Vicinity of Thomson Plaza)	Pte Shophouses (2nd Level) Area Approx. 2,200Sqft	Newly Set Up. Good Up Keeping. Homely & Cosy Ambience. 3 +1 Classrooms + Activities + Kitchen + Spacious Admin Area. Student Base: 5. Cater for Mid to High End Market. Tenancy Expire: Oct 2017. Immediate.	2800	NIL	55K Neg	SOLD Viewing Preference: Mon to Fri: 12 Noon. Sat & Sun: Flexible (1 Day Advance Notice)

Tuition & Enrichment

Ref No.	Location	Type / Area (Sqft.)	Description	Main Curriculum	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
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T88	Marine Parade (Parkway Centre)	Commercial Building. Approx. 847 Sqft	Well renovated with 4 Classrooms, F/Furnished. FSSD Cleared. Focus in K2 & Primary Children. Student base approx. 35. Near Eateries. Pte Condo. HDB Housing & School. Lease Expire Jan 2018 Immediate.	Enrichment	4,000	Nil	40K Neg	 Viewing Preference: Mon to Sun: Flexible. (1 Day Advance Notice)
T89	Yishun	HDB Shophouse (Ground Level) Approx.810 Sqft (Pte Landlord)	Full Compliance with FSSB. Eracted with 3 Classrooms + Reception Area. Provide Pre School, Primary, Secondary & JC Tuition Services. English, Maths, Science & Chinese Subject. Student Headcount: 122 Subject Count: 179. Near School. Lease Expire: Sep 2018.	Tutorial	4,400	Nil	150K Neg	 Viewing Preference: Mon To Fri: < 2pm. Sat > 5.30pm & Sun: >1pm. (1 Day Advance Notice)
T76	Toa Payoh	HDB Shophouse. Approx. 1800 Sqft.	8 Classrooms + Reception Area. Good Up Keeping. FSSB Cleared. Safe Drop off. Lease with HDB Expire on 31 May 2016. High Profit .148 students,Many ex teachers + tutors	Tutorial	3600	297	288K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
T82	Hougang (Vicinity of Hougang Pri & Sec School)	Pte Commercial Shopping Mall. Approx. 1542 Sqft)	Renovated with 6+3 Rooms. Provides Tuition. & Enrichment Services. Lease Exoire: Aug 2018. Immediate.	Tutorial	11,790	Nil	28K Neg	 Viewing Preference: Flexible (2 Days' Advance Notice)
T87	Tampines	HDB Shophouses (Ground level) Area: Approx. 1000 Sqft.	Focus in Primary & Secondary Tuition. Set Up with 5 Classrooms + Reception Area. Current Subject Base: 60. Growth Potential. Near School. Fresh Lease.	Tutorial	5,200	Nil	25K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
T85	East Coast Coast (Opp.	Commercial Building.	FSSB Cleared. Renovated with 5+Classrooms + Reception Area. Provides	Enrichment	5,234	Nil	30K Neg	

	Katong Iconic Red House)	Approx. 1249 Sqft)	English Enrichment Services with Base of 50 Students. Lease Exoire: Nov 2017. Immediate.					 Viewing Preference: Mon & Fri - Flexible (1 Day Advance Notice)
T86	Most Sought After Location in Bukit Panjang	HDB Commercial Unit. Area: Approx. 420 Sqft.	Focus in Primary & Secondary English & Maths. Set Up with 3 Classrooms + Reception Area. Current Student Base: 20. Growth Potential. Easy Access. Dropped Off at Doorstep. Lease Expire: May 2018.	Tutorial	3,540	Nil	28K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
T84	Bedok North	HDB Shophouse Area: Approx: 880 Sqft.	Profitable!! Turnkey Business.Nicely Set Up with 3 Classrooms + Reception Area with FSSD Cleared & MOE Registered. Growth Potential. Ground Floor Unit. Easy Access. Lease	Tutorial	3,000	Nil	50K Neg	 Viewing Preference: Flexible (1 Day' Advance Notice)
T80	Serangoon Ave 2	HDB Shophouses Approx. : 547sqft	Renovated with 3 Classrooms + Reception Area. Good Visibility, Double Frontage. Provide Primary to JC Tuition. Student Base 30. Subjec Counts 45. Lease Expire Nov 2016. Immediate.	Tutorial	3,800	Nil	30K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)

Franchise								
Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status	
F7	Changi Road / Ground Level	Commercial Building. Approx. 1464 Sqft	Master Franchise (S'pore) + Flagship Store World-Class Internationally Recognised Enrichment Programme (Mental Arithmetic) for Age group of 3 to 13 years Old. Newly Set Up Flagship	4,800	Nil	300K Neg	 Viewing Preference:	

			Centre. Turnkey Business. Great Potential. Training & Support Provided.				Flexible (1 Day Advance Notice)
			Opportunity Not To Be Missed!!				

Others / Business Opportunities

Ref No.	Location	Type / Area (Sqft.)	Description	Current Rental (S\$)	SCC Maint. (S\$)	Takeover Fees (S\$)	Status
M2	Hougang	Neighbourhood Shopping Centre. Approx. 570 Sqft	Music School Premises + Business Profitable!!! Fully Equipped Music Studio with 4 Rooms + Reception + Pantry + Office Area. Student Base of 70. Type of Intruments Taught: Piano. Lease Expire: April 2018. Immediate	3,637	Inclusive	48K Neg	 Viewing Preference: Mon: Flexible. Tues to Fri: <12pm. (1 Day Advance Notice)
M1	Orchard / Tanglin	Shopping Mall Approx. 595Sqft	Music School Premises + Business Fully Equipped Music Studio with 4 Rooms + Reception Area and Student Base of 55. Type of Intruments Taught: Piano / Guitar / Violin & Drums. Lease Expire: Oct 2018. Immediate	4,252	Nil	48K Neg	Viewing Preference: Mon / Wed / Thurs & Fri: Before 11.30am (1 Day Advance Notice)
	Katong	Shopping Mall Approx. 1773 Sqft	Premises Only Extensively Renovated with 10 Studios + Reception Area. High Human Traffic Mall. Good Frontage. Fresh Lease. Immediat.	14,581	Nil		

Sub Lease (Premises / Classrooms)

Ref No.	Location	Type / Area (Sqft.)	Description	For Rent (S\$)	Restriction	Status
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NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL	NIL

Premises Only

Ref No.	Location	Type / Area (Sqft.)	Description	For Rent (\$\$)	Current Rental (\$\$)	SCC Maint. (\$\$)	Takeover Fees (\$\$)	Status
P4R10	District 10 (Holland Vicinity)	Commercaill Building. Ground Level: Approx. 7449 Sqft & 2nd Level: Approx.4758 Sqft	Usage: Commercial School. Standalone Building Bare Unit. High End Market. Immediate	7.50 psf	Nil	Included		TAKEN Viewing Preference: Flexible: (1 Day Advance Notice)
PA145	Tampines Street 81	HDB Shophouses. Approx. 800 Sqft	Renovated with 3 classrooms , Fully Furnished, FSSD Cleared, Good Human Traffic, Densely Populated Estate, Surrounded with HDB Housing & Near School . Immediate.	Nil	2,650	Nil	20K Neg	SOLD Viewing Preference: Flexible (1 Day Advance Notice)
P4R11	Hougang Street 21 (Kovan)	HDB Commercial Building. Approx. 750 Sqft	Education Setting. 2 Good Size Classrooms of 12 & 18 Sitting+ Reception + Lavatory. Fresh Lease. Immediate	2,600	Nil	Included		TAKEN Viewing Preference: Flexible: (1 Day Advance Notice)
PA135	Changi Road (Sim Drive Vicinity) Ground Level (Near Eunos	Commercial Building. Approx. 1464 Sqft	Nicely renovated with 5 classrooms and reception.	Nil	4,728	Nil.		SOLD Viewing Preference:

	MRT Station)		FSSB Cleared. Good frontage. Enclaved in densely populated HDB and landed. Lease Expire Jan 2019 Immediate!				 	Flexible (1 Day Advance Notice)
PA142	Jurong West St 41	HDB Half Shophouse Ground Floor (Approx.350 sqft)	Renovated with 2 classrooms & Reception area, Fully Furnished, FSSD Cleared, Good Human Traffic, Densely Populated Estate, Surrounded with HDB Housing & Near School . Immediate. Lease Expire: Aug 2018.	Nil	\$3,500	Nil	\$20K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA139	Hougang Ave 8	HDB Shophouse (Approx. 2200 sqft)	Renovated with 10 classrooms & Reception area, Fully Furnished, FSSD Cleared, Good Human Traffic, Densely Populated Estate, Surrounded with HDB Housing & Near School . New Lease . Immediate.	Nil	\$8,000	Nil	View to Offer	 Viewing Preference: Flexible (1 Day Advance Notice)
PA81	Toa Payoh Central (Toa Payoh MRT Station)	HDB Shophouses. Approx. 1500 Sqft.	Fully Fitted with 3 Classrooms + Office + Reception. A1 Up Keeping. FSSB Approved. Lease Expire: Jan 2020. Available: 3 Months after Commitment	Nil	9,500	Nil	 No Takeover Fees	 Viewing Preference: Mon/Thurs & Fri: <3pm. Tues & Wed: Flexible Sat & Sun: >4pm (1 Day Advance Notice)

PA144	Jurong East (Chinese Garden MRT Station)	HDB Shophouses Approx. 1769 Sqft (2 Storey)	Good Visibility. Prominent. Within Densely Populated Estate. Fresh Lease. Near MRT. Immediate. Subject to Relevant Authorities Approval	Nil	7,200 Neg	Included		 Viewing Preference: Flexible: (1 Day Advance Notice)
PA129	Tampines Street 23	HDB Shophouses Approx. 750 Sqft	FSSB Cleared. Renovated with 3+1 Classrooms. Fully Fitted. Well Kept. Fresh Lease. Immediate.	Nil	2,200	Nil	22K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
P4R08	Chai Chee Road	HDB Shophouses Ground Level. Approx. 750 Sqft	Education Setting. Frontage. FSSB Cleared (Half Shop). Near Schools. Immediate.	2,500 Neg	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
PA122	Tiong Bahru Vicinity	Commercial Building 1620 Sqft	Well Renovated with 4 classrooms & reception area. Fully equipped. FSSB Cleared. Suit Enrichment / Tuition / Kindergarten. Lease Expiring Dec 2017. Enclaved in densely populated matured estate. Near to eateries/HDB	Nil	\$9,000	Nil	80K Neg.	 Viewing Preference: (1 Day Advance Notice)
PA140	Toa Payoh Lorong 4	HDB Shophouses Approx. 785 Sqft	Fitted with 4 Rooms. (Subject to Relevant Authorities Approval). Near MRT. Immediate.	2,600 neg	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)

PA136	Upper Bt Timah (Bukit Timah Shopping Ctr)	Shop Approx. 495 Sqft	FSSB Cleared. Renovated. Open Concept. Prominent. Good Frontage. Lease Expire End April 2019. Immediate.	Nil	6K	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
PA109	Marine Parade (Parkway Centre)	Commercial Building. Approx. 1033 Sqft	Renovated with 4 Classrooms + Reception + Holding Area. FSSB Cleared. MOE Registered Lease. Fresh Lease. Immediate.	Nil	4300	Nil		 Viewing Preference: Mon to Sun: After 7pm. (1 Day Advance Notice)
PA113	Hougang (Vicinity of Hougang Pri & Sec School)	Pte Commercial Shopping Mall. Approx. 1542 Sqft)	Renovated with 6+3 Rooms. Lease Exoire: Aug 2018. Immediate.	Nil	11,790	Nil	28K Neg	 Viewing Preference: Flexible (2 Days' Advance Notice)
PA134	Orchard Road (Vicinity Opp. Hilton Hotel)	Shopping Mall Approx. 636 Sqft	FSSB Cleared. Renovated with 4 Classrooms. Fully Fitted. Well Kept. Fresh Lease. Available: 1st July 17.	3,800 (6 psf)	Nil	Nil	18K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA121	Bishan	HDB CD Shelter (Basement) 2045 Sqft	4 Classrooms + Reception Area. MOE Registered. FSSB Cleared.	Nil	\$1809 (inclusive GST)	\$390	View to Offer	 Viewing Preference: (1 Day Advance Notice)

PA123	Yishun Ring Road	HDB Shophouses. Approx. 900 Sqft	Nicely Renovated with 2 Classrooms. Fully Furnished. FSSB Cleared. Good Human Traffic. Densely Populated Estate. Near School. Immediate.	Nil	4,500	Nil	6,500	 Viewing Preference: Flexible (1 Day Advance Notice)
P4R07	Upper Bukit Timah Beauty World Centre (Beauty World MRT Station)	Shopping Mall. Pte Landlord (Approx. 670 Sqft)	Renovated with 3 Classrooms A1 up keeping. Fresh Lease. Immediate	Nil	4K Neg	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
PA131	East Coast Road	Pte Commercial Building (Approx. 1184 sqft)	Renvated with 5 Classrooms. Fully Fitted. FSSB Cleared. Near Eateries, Shopping Centres. Pte Housing, HDB Estate & School. Immediate	5,500 Neg	Nil	Nil	17K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
P4R06	Parkway Centre (Marine Parade)	Commercial Building. Approx. 830 Sqft	Education Hub @ East Nicely Renovated with 3 Classrooms and Reception Area. Enclaved in Densely Populated HDB, Condo and Landed Estate. FSSB Cleared. Immediate.	4,200 Neg.	Nil	Nil		 Viewing Preference: Flexible: (1 Day Advance Notice)
PA118	Upper Thomson Road (Vicinity of	Pte Shophouses Approx. 1400 Sqft	FSSB Cleared. Renovated with 4+Classrooms + Reception Area. Prominent, Good	3,000	Nil	Nil	28K Neg	 Viewing Preference:

	Thomson Plaza)		Frontage, Fresh Lease. Immediate.					Mon & Fri - Flexible (1 Day Advance Notice)
PA125	Hougang / Kovan (Kovan MRT Station)	Shophouse. Approx. 1300 Sqft	FSSD Cleared.. Renovated with 4 Classrooms. Good Up Keeping. Clean Environment. Fully Operational. Air-con Provide Student Care Services. . Growth Potential into Tuition Segment. Easy Accessible to Kovan MRT. Lease Expire: Dec 2017.	Nil	4,500	Nil	10K	 Viewing Preference: Flexible (1Day Advance Notice)
PA128	Tampines Street 12	HDB Shophouses. Approx. 1000 Sqft	Well Renovated with 3 classrooms + Office + Reception Area , Fully Fitted. FSSB Cleared. Near MRT, Shopping Mall, HDB Estate & School. Lease Expire Oct 2017. Immediate.	Nil	5,000	Nil	25K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PR130	Tampines	HDB Shophouses. Approx. 2357 Sqft (Pte Landlord)	Newly and Practically Renovated with 7 Classrooms + Reception + Office + Store. Fully Air Con. Modern and Cosy Look. Near Central. FSSB Cleared. New Lease. Available: 1/4/17..	7300 Neg	Nil	Nil		 Viewing Preference: Flexible (1 Day Advance Notice)
PA126	East Coast Road	Pte Commercial Building. Approx. 280 Sqft	Renovated with 2 Classrooms, Fully Fitted. FSSB Cleared. Near Eateries, Shopping Centres, Pte Housing, HDB Estate & Schools. Immediate.	Nil	1,200	Nil	30K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA117	East Coast Coast (Opp. Katong	Commercial Building. Approx. 1250 Sqft)	FSSB Cleared. Renovated with 5+Classrooms + Reception Area. Provides English	Nil	5,234	Nil	\$30K Neg	 Viewing Preference:

	Iconic Red House)		Enrichment Services with Base of 50 Students. Lease Exoire: Nov 2017. Immediate.					Mon & Fri - Flexible (1 Day Advance Notice)
PA114	Tampines Central 5 (Tampines MRT Station)	Pte Commercial Building Near Bus Interchange & MRT Station (Approx. 1400 Sqft)	FSSD Cleared. Renovated with 7 Classrooms + Reception Area A1 Up Keeping Lease Expire : Oct 2018 Immed.	Nil	7,984	Nil	35K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA107	Boon Lay (Boon Lay MRT Station)	Public Building (Approx. 2830 Sqft)	Tuition & Enrichment Setting. Renovated with 8 Classrooms + Reception + Admin Office +Pantry Area . FSSD Cleared & MOE Register Densely HDB Estate. Near Shopping Mall and Recreation Club. Lease Expire : Aug 2017	Nil	15,848	Nil	80K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA124	Tampines Street 81	HDB Shophouses. Approx. 1000 Sqft	Nicely Renovated with 3 Classrooms. Fully Furnished. FSSB Cleared. Good Human Traffic. Densely Populated Estate. Near School. New Lease. Availability: Mar 2017	Nil	2,000	Nil	20K	 Viewing Preference: Flexible (1 Day Advance Notice)

PA106	Clementi Ctral (Clementi MRT Station)	Commercial Building (Approx. 1378 Sqft)	Tuition & Enrichment Setting. Renovated with 6 Classrooms + Reception Area Located in heavy human traffic mall. FSSD Cleared & MOE Register Lease Expire : Nov 2016	Nil	29,627	Nil	80K Neg	 Viewing Preference: Flexible: (1 Day Advance Notice)
PA110	Upper Thomson Road (Vicinity of Thomson Plaza)	Pte Shophouses (2nd Level) Area Approx. 2,200Sqft	Newly Set Up. Good Up Keeping. Homely & Cosy Ambience. 3 +1 Classrooms + Activities + Kitchen + Spacious Admin Area. Tenancy Expire: Oct 2017. Immediate.	Nil	2,800	Nil	55K Neg	 Viewing Preference: Mon to Fri: 12 Noon. Sat & Sun: Flexible (1 Day Advance Notice)
PA120	Upper Thomson Road.	Pte Commercial Building. Approx. 980Sqft	Fully Fitted with 3 Classrooms + Reception Area. Good Up Keeping. FSSB Approved. Fresh Lease Immediate.	Nil	4,850	Nil	10K Neg	 Viewing Preference: Flexible (1 Day Advance Notice)
PA115	Tanjong Katong Area	Pte Commercial Shopping Mall Approx. 2460 Sqft	FSSB Cleared. Renovated. & 5 Big Classrooms + Reception Area + Teacher Office Good Frontage , A1 Up Keeping. Surrounded by HDB and Condominium Suit Pre-School & Enrichment Trade. (Subject to Relevant Authorities Approval) Lease Expire : Sept 2017 Immed	Nil	16,000	Nil	No Takeover Fees	 Viewing Preference: Flexible (1 Day Advance Notice)

PA93	Ang Mo Kio	HDB Shophouse Ground Level. Approx. 871 Sqft. (Pte Landlord)	MOE Registered. FSSB Cleared. New Renovation. Fully Fitted with 2 Spacious Classrooms + Reception / Holding Area. A1 Up Keeping. Near May Flower & CHIJ St. Nicholas Girls' Sch. Food Centre & Market. Lease Expire May 2016.	Nil	3,300	Nil	38K Neg	 Viewing Preference: Mon to Sun: Flexible. (1 day Advance Notice)
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Disclaimer

While every reasonable care has been taken in preparing the contents of these properties & business summary, the marketing agent cannot be held responsible for any inaccuracy. The particulars in this summary do not constitute, nor constitute any part of, an offer or a contract. Prices are subject to change without prior notice.

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